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CLARK COUNTY
WASHINGTON

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**CLARK COUNTY PLANNING COMMISSION
PUBLIC HEARING**

THURSDAY, JULY 17, 2003

**6:30 P.M. - PUBLIC HEARING
PUBLIC SERVICES BUILDING
BOCC HEARING ROOM, 6TH FLOOR
1300 FRANKLIN STREET
VANCOUVER, WASHINGTON**

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL & INTRODUCTION OF GUESTS**
- III. GENERAL & NEW BUSINESS**
 - A. Approval of Agenda for July 17, 2003
 - B. Approval of Minutes for May 15, 2003
 - C. Communications from the Public
- IV. PUBLIC HEARING ITEMS & PLANNING COMMISSION ACTION:**
 - A. AMEND CLARK COUNTY CODE TO TAKE BOARD OF COUNTY COMMISSIONERS OUT OF APPEALS PROCESS:**

Current state law limits the Clark County Board of Commissioner's role in administrative appeals of land use hearing examiner decisions to a purely appellate judicial function. This limited role is misunderstood by the public and applicants and is inconsistent with the Board's primary legislative and administrative oversight responsibilities. State law grants discretion to local government to provide that hearing examiner decisions, other than for rezones,

are not administratively appealable. The Board has retained the services of highly competent and professional hearing examiners whose decisions have rarely been overturned by the Board.

Given the inconsistency with roles and responsibilities and the existence of professional hearing examiners with their record of reliability, Clark County is considering a code amendment that would limit the Clark County Board of Commissioner's role in reconsideration of hearing examiner decisions.

This proposed ordinance amends CCC 2.51.150, 2.51.160, 2.51.170, 2.51.180, 18.600.080, and 18.600.100 to provide that only those Hearing Examiner decisions which include action on a rezone request are administratively appealable to the Board and provides a reconsideration process for those Examiner decisions not subject to administrative appeal.

Staff: Rich Lowry, Deputy Prosecuting Attorney, (360) 397-2478, Ext. 4775.

B. YEAR 2003 DOCKET ITEMS:

Docket 2003-041 (Amend CCC18.104 and 18.303A.030 and 18.304A.030). Amend the definition section of Clark County Code 18.104 to include a definition for "country inn" and amend as a conditional use in the rural district (18.303A.030) and rural center (18.304A.030) code sections.

Docket 2003-056 (Kimsey, Doug). The property owner is seeking to correct a possible mapping error. Redesignate and rezone the southern portion of the parcel Community Commercial (C-3) to be consistent with the northern portion of the parcel Urban Low (R1-10).

Docket 2003-057 (Sunrise Summit). The property owner is seeking to correct possible mapping errors for two parcels. Parcel 123883-000 - the request is to redesignate and rezone the eastern portion, Urban Medium (R-5) to be consistent with the larger western portion, Public Facility (R1-10). Parcel 123831-000 - the request is to redesignate the Urban Medium to Urban Low and retain the R1-10 zoning.

Docket 2003-058 (CCC18.334.015, Adoption). Amend 18.334.015 to create consistency with buffer and/or riparian zone width requirements in Chapter 13.51, Habitat Conservation and Chapter 13.36 Wetland Protection.

Docket 2003-059 (Arterial Atlas Amendment Hwy 99). Amend the current Clark County Arterial Atlas designation of Hwy 99 from Ross Street to NE 134th Street from a 7 lane principal arterial with center turn lane, bike lanes and sidewalks (Pr-6cb) to a 5 lane principal arterial with center turn lane, bike lanes and sidewalks (Pr-4cb).

Docket 2003-047 (Battle Ground School District Capital Facilities Plan). The school district has submitted an updated capital facilities plan and a proposal for

an impact fee increase for single-family and multi-family units pursuant to Section 18.65.095 CCC.

Docket 2003-048 (Camas School District Capital Facilities Plan). The school district has submitted an updated capital facilities plan and a proposal for an impact fee increase for single family and multi-family units pursuant to Section 18.65.095 CCC

Docket 2003-051 (Hockinson School District Capital Facilities Plan). The school district has submitted an updated capital facilities plan and a proposal for an impact fee decrease for single-family units and an increase for multi-family units pursuant to Section 18.65.095 CCC.

Docket 2003-053 (Ridgefield School District Capital Facilities Plan). The school district has submitted an updated capital facilities plan and a proposal for a school impact fee decrease for single-family and an increase for multi-family pursuant to Section 18.65.095 CCC.

Docket 2003-055 (Washougal School District Capital Facilities Plan). The school district has submitted an updated capital facilities plan and a proposal for a school impact fee increase in single family and a decrease in multi-family pursuant to Section 18.65.095 CCC.

Docket 2003-049 (Evergreen School District Capital Facilities Plan). The school district has submitted an updated capital facilities plan pursuant to Section 18.65.095 CCC.

Docket 2003-050 (Green Mountain School District Capital Facilities Plan). The school district is seeking re-adoption of their current capital facilities plan pursuant to Section 18.65.095 CCC

Docket 2003-052 (La Center School District Capital Facilities Plan). The school district has submitted an updated capital facilities plan pursuant to Section 18.65.095 CCC.

Docket 2003-054 (Vancouver School District Capital Facilities Plan). The school district has submitted an updated capital facilities plan pursuant to Section 18.65.095 CCC.

Staff Contact: Sandra Towne, (360) 397-2375, Ext. 4544

V. OLD BUSINESS

VI. NEW BUSINESS

VII. COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION

VIII. ADJOURNMENT

SUBMISSION OF WRITTEN TESTIMONY:

If you bring written testimony to read at the hearing, the Planning Commission would request submission of at least ten copies for the record (seven copies for Planning Commission and three copies for staff).

E-MAIL TESTIMONY:

*Testimony can be e-mailed to the Planning Department at the following e-mail address: sonja.wiser@clark.wa.gov PLEASE NOTE: All e-mails need to be received by **12:00 noon** the day of the hearing and need to include full name, address, city, zip code, and phone number to be included as parties of record.*

FAXED TESTIMONY:

*Testimony can be faxed to the Planning Department at **759-6278**, attn: Sonja Wiser. All correspondence should be faxed **by 12:00 noon** the day of the public hearing in order to give staff adequate time for xeroxing and distribution.*

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

In order to accommodate persons with physical impairments, please notify Clark County Planning of any special physical or language accommodations you may need as far in advance of the meeting date as possible. Assistive listening devices are available for the deaf, hard of hearing and general public use. To request these arrangements, please contact Sonja Wiser at 397-2375, Ext. 4105.

HEARING COVERAGE:

Coverage of this evening's hearing is being taped on Clark/Vancouver television Channel 23 on the Comcast Cable television system. For replay dates and times, please check your local guide.